

**Bountiful City**  
**Administrative Committee Minutes**  
**October 14, 2013**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney and Dave Badham;  
Assistant Planner – Royce Davies and Recording Secretary – Darlene Baetz

Excused: Committee Member – John Marc Knight

1. Chairman Jensen opened the meeting at 5:24 pm and all present introduced themselves.
2. Consider approval of minutes for October 8, 2013.

Mr. Cheney made a motion to table the minutes for October 8, 2013. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for accessory structures to exceed 10% at 3009 S. 300 W., Brian and Pamela Haslam, applicants.

Brian and Pamela Haslam, applicants and Brandon Bateman, Bonfire Building LLC representative were present. Royce Davies presented staff report.

The property is located in the R-4 Residential Single-Family Zone. The Applicant would like to build an accessory building in the rear yard. Bountiful City Land Use Code states that the total footprint of accessory structures may not exceed 10% of the entire lot of parcel area without requiring a Conditional Use Permit. The proposed accessory structure and the existing detached garage will occupy more than 10% of the total parcel area.

There is a potential for large accessory structures to be used for commercial purposes, which is not allowed in single family zones. Therefore, this type of configuration should be viewed as an “anticipated detrimental effect” as described in the Utah State Municipal Code 10-9a-507.

According to drawings presented by the Applicant, the accessory structure will be constructed of wood walls 8 feet tall with 2x4 framing construction, vinyl siding and an asphalt shingle roof of 4/12 pitch. The structure will be 28 feet deep and 30 feet wide with the front facing north. The structure will be located 3’ from the eastern property line, 5’ from the southern property line and approximately 11’ from the rear of the existing garage. The accessory structure will occupy an area of approximately 840 square feet. The existing garage currently occupies an area of approximately 400 square feet. The total area of the parcel is 10833.4 square feet so the proposed accessory structure and existing garage together will occupy approximately 11.4% of the parcel. This falls within the 15% maximum parcel occupation allotted in a conditional use for accessory structures.

Based on the findings, staff recommends approval of the accessory structure, with the findings that the following conditions will need to be imposed to mitigate the anticipated detrimental effects of the proposed use.

1. The Accessory Building shall meet all the criteria in 14-4-105 of the City Land Use Ordinance.

2. The property owner shall obtain a building permit.
3. Applicant shall install a 1 hour firewall on the east wall of the proposed structure.
4. The Conditional Use Permit is non-transferable.

Chairman Jensen opened and closed the public hearing at 5:28 without any comments.

Chairman Jensen noted that Dan Holbrook from the Power Department will need to meet with the property owners prior to construction of structure to discuss the easement on the property. Depending on the results from the Power Department, the structure location may need to be adjusted. Staff and Mr. Bateman discussed the one hour firewall's construction for the structure. Staff noted that condition three should read "Applicant shall install a firewall on the east wall of the proposed structure per IBC codes."

Mr. Badham made a motion to approve the Conditional Use Permit to allow the Accessory Structures to exceed 10% of the total parcel lot at 3009 S. 300 W., Brian and Pamela Haslam, applicants with the conditions set forth by staff with condition three reading: "Applicant shall install a firewall on the east wall of the proposed structure per IBC." Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, to allow for solar panels at 163 W. 1950 S., Ryan and Andrea Nelson, applicants.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, to allow for solar panels at 163 W. 1950 S., Ryan and Andrea Nelson, applicants with correction noted. Chariman Jensen seconded the motion. Voting passed 3-0 in favor.

5. Consider approval of a Conditional Use Permit letter, in written form, for a home occupation construction business at 88 S. Viewcrest Circle, Wayne Carper, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, of a home occupation construction business at 88 S. Viewcrest Circle, Wayne Carper, applicant. Chariman Jensen seconded the motion. Voting passed 3-0 in favor.

6. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:35 pm.